

REMEDIAL SITE ASSESSMENT DECISION - EPA REGION X

VWRCP 1.3

Page 1 of 1

IDD0980980304

EPA ID: _____ Site Name: Van Waters + Rogers State ID: _____
 Alias Site Names: _____
 City: Boise County or Parish: _____ State: ID
 Refer to Report Dated: 9/2/99 Report Type: Site Reassessment Report Lead: EPA
 Report Developed by: E + E, Inc

DECISION: See Discussion/Rationale below

- ☐ 1. Further Remedial Site Assessment under CERCLA (Superfund) is not required because:
- ☐ 1a. Site does not qualify for further remedial site assessment under CERCLA (No Further Remedial Action Planned - NFRAP)
- ☐ 1b. Site may qualify for action, but is deferred to:
- ☐ 2. Further Assessment Needed Under CERCLA:
- 2a. Priority: ☐ Higher ☐ Lower
- 2b. Other: (recommended action)

DISCUSSION/RATIONALE:

In response to the General Accounting Office (GAO) review of sites eligible for placement on the National Priorities List (NPL), but for which no final decision has been made [GAO backlog sites], a Site Reassessment of the above referenced site was conducted.

The Site Reassessment conducted includes the completion of a Site Status Review Report or review by an EPA Site Assessment Manager, a mini-Regional Decision Team meeting held on December 9, 1999, and discussions with State authorities on Jan. 20, 2000.

Based on this Reassessment, EPA has determined this site to be a low priority for further assessment work under the Federal Superfund program.

The lead Agency for this site is Idaho Dept of Environmental Quality.

USEPA SF



1415741

Site Decision Made by: Site Assessment Manager

Signature: Mark Allen Date: 9/13/00

Concurrence Provided by: Amber Wong Date: 11/27/00

EPA Form # 9100-3

Amber Wong, Unit Chief, Site Assessment & Cleanup Unit 2



ecology and environment, inc.

International Specialists in the Environment

1999 Bryan Street

Dallas, Texas 75201

Tel: (214) 245-1000, Fax: (214) 245-1001

RECEIVED

SEP 03 1999

Environmental Cleanup Office

MEMORANDUM

To: John Meyer, EPA Region 10 Task Manager

Thru: Linda Foster, EPA Region 10 START Site Assessment Manager

Thru: Kristine Lloyd, START *K.L.*

From: Deena De Palma, START

Date: September 2, 1999

Subj: Site Status Review Report for Van Waters and Rogers, Inc.

Ref: EPA Contract No. 68-W6-0008

TDD No. 99-06-0010

CERCLIS No. IDD984670067

Introduction

The United States Environmental Protection Agency (EPA) Region 10 Superfund Technical Assessment and Response Team (START) contractor, Ecology and Environment, Inc. (E & E), has been tasked by the EPA to conduct General Accounting Office (GAO) Site Status reviews for Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) sites in Region 10 under Technical Direction Document No. 99-06-0010 for Contract No. 68-W6-0008. The purpose of this review is to determine the current status of these sites, and to determine what response activities, if any, have taken place since the last EPA site assessment or investigation.

Site Location and Description

The Van Waters and Rogers, Inc. (VWR) site (CERCLIS No. IDD984670067) is located in the Boise Town Square Mall in a mixed commercial and residential area of southwest Boise, Ada County, Idaho. The geographical coordinates of the site are 43°36'22" north latitude and 116°16'36" west longitude. The site is the former location of VWR's chemical distribution facility. It is bounded by the main buildings of the Boise Town Square Mall on the north, [REDACTED] the Union Pacific Railroad to the south, and a movie theater and several small businesses to the west. Interstate Highway 184 borders the site to the east.

The property was leased by VWR, a subsidiary of Univar Corporation, from 1973 to 1983. The property was owned by Nielsen Transfer and Storage Company until April 1987, when it was sold to the Boise Mall Development Company. During the site's operation, VWR occupied a portion of a warehouse to operate its chemical distribution facility. VWR reportedly used a 6,000-gallon above ground storage tank for the storage of perchloroethylene (PCE). The warehouse was demolished sometime around 1987 or 1988. Based on aerial photographs, it is estimated that the above ground storage tank was removed sometime prior to 1990. The location of the tank was covered by an asphalt parking lot. A Pier 1 Import store was built over the location of the former warehouse.

Summary of Environmental Response Actions

PCE was first detected in 1987 in groundwater samples collected downgradient of the site near Westpark Mall. In 1988, the Idaho Division of Environmental Quality (IDEQ) collected samples which revealed the presence of PCE in private drinking water wells downgradient of the site. In January 1989, the Westpark Partnership (of Westpark Mall) entered into a consent order with IDEQ which required them to cleanup the groundwater. In April 1989, PCE was detected in surface soil samples collected by IDEQ from the site during the construction of the Pier 1 Import store. In January 1992, IDEQ and VWR entered into another consent order requiring VWR to provide alternative water supplies to affected residents. In the spring of 1992, VWR installed and began operating a soil vapor extraction system at the Pier 1 Import store. In June 1992, the site was entered into CERCLIS for investigation under the EPA Superfund program. In October 1992, VWR was required to investigate and propose a cleanup remedy for the site. Two monitoring wells were installed in the spring of 1993 on the site. In December 1993, EPA completed a Preliminary Assessment of the site and determined that further investigation under CERCLA was warranted. In March 1995, a Phase I Site Investigation was completed for VWR by Harding Lawson Associates to determine the extent of the groundwater and surface water contamination.

The last EPA CERCLA action was a Site Inspection Report prepared for EPA by Roy F. Weston, Inc. in July 1995. START contacted Mr. Rob Howarth at IDEQ on August 11, 1999 (see the attached record of communication) regarding the VWR site. Mr. Howarth provided the START with a Briefing Report on the site (see attached).

Currently, VWR is involved in a long-term hydraulic containment and treatment system for the site. In May 1988, VWR and IDEQ entered into a new consolidated consent order. This consent order recognized the completion of water supply provisions to residents and also required the remediation of groundwater downgradient from the Town Square Mall property. VWR is presently nearing the completion of a long-term groundwater treatment facility near the Pier 1 Import store. The soil vapor extraction system installed at the mall in 1992 has successfully cleaned up the contaminated soil in the source area.

State Contact

Rob Howarth, IDEQ
Telephone No. (208)373-0550

List of Attachments

Record of Communication
Briefing Report

Deena DePalma

Print Originator's Name

Ecology and Environment, Inc.

RECORD OF COMMUNICATION

Conversation with: Deena DePalma @ Rob Howarth, IDEQ	Date 8 / 11 / 99 (Mo) (Day) (Year)
Name:	Time: 1100 AM/PM
Address: 1445 N. Orchard Street	<input checked="" type="checkbox"/> Originator Placed Call
Phone: (208) 373-0550	<input type="checkbox"/> Originator Received Call
Subject: Van Waters & Rogers - Site Status Review	
Discussion: START DePalma requested information on Van Waters & Rogers for site status review report. Will fax me a chronology of events since 1995 of state activities.	
Follow-Up-Action:	
Originator's Signature Deena DePalma	

[illegible]



STATE OF IDAHO
DIVISION OF
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, Idaho 83706-2239 • (208) 373-0550

Dirk Kempthorne, Governor
C. Stephen Allred, Administrator

Transmittal Cover Sheet

Boise Regional Office
1445 N Orchard Street
Boise, Idaho 83706-2239

FAX # (208) 373-0287

DATE: 8/11/99

TO: Deena Depalma

FROM: Rob Hawarth

PHONE: ()

PHONE: (208) 373-0550

FAX: (214) 245-1001

DOCUMENT DESCRIPTION: 08/12 Boise summary report

TOTAL NUMBER OF PAGES (INCLUDING THIS COVER SHEET): 3

IF YOU DO NOT RECEIVE ENTIRE FAX PLEASE CALL: (208) 373-0550

COMMENTS:

BRIEFING REPORT

Idaho Division of Environmental Quality
Boise Regional Office
Stephen West, Regional Administrator

WEST BOISE PCE
February 1999

DEQ Contact: Rob Howarth, Environmental Hydrogeologist 373-0404

BACKGROUND

The project site is located near the overpass of Interstate 184 and Franklin Road in Boise. A two-mile long plume of tetrachloroethylene (PCE) ground water contamination begins near the present Pier 1 Imports store and the Boise Towne Square Mall and travels northwestward to the intersection of Fairview Avenue and Five Mile Road.

From approximately 1973 to 1983, Van Waters & Rogers (VWR) operated a small chemical distribution facility from a portion of a warehouse located on property now occupied by Pier 1 Imports. A 6,000 gallon above ground storage tank containing PCE is thought to be the source of the ground water contamination although no specific release or spill events have been reported.

PCE and its associated degradation compounds (e.g., cis- and trans-dichloroethane, trichloroethene, and vinyl chloride) were first detected in 1987 in ground water samples collected downgradient from the VWR site during development of the Westpark Mall on Milwaukee Street.

DISCUSSION TOPICS

- July 1988; PCE detected in private drinking water wells in west Boise downgradient from the VWR site.
- January 1989; DEQ and the Westpark Partnership enter into a consent order for cleanup of PCE found on the Westpark Mall property.
- April 1989; PCE detected in soil at the former VWR facility.
- January 1992; DEQ and VWR enter into a consent order (Water Supply Order) which requires VWR to provide alternative water supplies to affected residents in west Boise. To-date, VWR has funded approximately 200 connections to municipal water service through United Water Idaho. They have also paid for one year's worth of water fees to each connected residence.

- Spring 1992; VWR installs and begins operating a soil vapor extraction system at the Pier 1 Import store to cleanup highly contaminated soil in the PCH source area.
- October 1992; DEQ and VWR enter into two additional consent orders. The Boise Mall Order addresses investigation and cleanup of the Towne Square Mall property. The Preliminary Study Area (PSA) order addresses the investigation and implementation of interim remedial measures in the affected area downgradient (west) of the Boise Towne Square Mall.
- July 1997; VWR starts a long-term hydraulic containment and treatment system at Five Mile and Fairview, near the leading edge of the PCE plume.
- May 1998; The Water Supply order, Preliminary Study Area order, and the Westpark order are consolidated into a single, updated consent order (the Affected Area order). This consent order recognizes completion of water supply provisions to affected residents and also requires remediation of ground water downgradient from the Towne Square Mall property.
- VWR is nearing completion of a long-term ground water treatment facility near the Pier 1 Imports store at the Towne Square Mall. Extremely high concentrations of PCE in ground water in this spill source area will be targeted with the system. The soil vapor extraction system installed at the mall in 1992 has successfully cleaned up contaminated soil in the source area.
- VWR continues to provide project oversight costs to DEQ.

HA\DATA\W\AKH\W\BOISE\PCF.RPT